

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS X-32a, X-32b and X-46

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, The Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, The Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, The Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Carlos M. and Alma Jaena have expressed a desire to purchase said Parcel X-32a for the purpose of fencing and landscaping for use as a side yard; and

WHEREAS, Thomas F. and Catherine B. Fennell have expressed a desire to purchase said Parcel X-32b for the purpose of fencing, landscaping, and paving for use as a side yard and one off street parking space; and

WHEREAS, Edward Lyons and Anne M. Lyons have expressed a desire to purchase said Parcel X-46 for the purpose of landscaping the parcel for use as a side yard,

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Carlos M. and Alma Jaena, Thomas F. and Catherine B. Fennell, and Edward Lyons and Anne M. Lyons be and hereby are designated as redevelopers of Disposition Parcels X-32a, X-32b, and X-46 respectively subject to:
 - a) Completion of improvements within six months from date of conveyance.
 - b) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development

2. That disposal of said parcels by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that Carlos M. and Alma Jaena, Thomas F. and Catherine B. Fennell, and Edward Lyons and Anne M. Lyons respectively, possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project area.
4. That the subdivision of Parcel X-32 into X-32a and X-32b in accordance with Section 602, Paragraph 15, of the Charlestown Urban Renewal Area, is hereby approved.
5. That the Development Administrator is hereby authorized for and in behalf of the Authority to execute and deliver Land Disposition Agreements for Disposition Parcels X-32a, X-32b, and X-46, between the Authority as seller and Carlos M. and Alma Jaena, Thomas F. and Catherine B. Fennell, and Edward Lyons and Anne M. Lyons, respectively, as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyers' agreement to complete the proposed developments within six months from the date of conveyance, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority.

That the Development Administrator is further authorized to execute and deliver deeds conveying said parcels pursuant to such disposition agreements; and that the execution by the Development Administrator of such agreements and deeds to which a certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

6. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Reveloper's Statement for Public Disclosure."

Tabled: December 5, 1968
Resubmitted: December 19, 1968

3 B

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: DESIGNATION OF DEVELOPERS
DISPOSITION PARCELS X-32a, X-32b and X-46
CHARLESTOWN URBAN RENEWAL AREA R-55

SUMMARY: This memorandum requests the designation of three property owners in Charlestown as redevelopers of two small abutting lots unsuitable for construction.

The owners of all the properties abutting Parcels X-32 and X-46 were notified of the availability of the lots in accordance with the "Policies and Procedures for the Sale of Small Parcels ..." which were adopted by the Authority on November 18, 1966.

Letters of interest were received from three of the owners of abutting properties. Discussions were held between the interested parties and members of the staff, which resulted in the following recommended dispositions. In each case, all the owners of abutting properties were satisfied with the terms of the proposed disposition. A summary sheet is attached which indicates the area, the proposed developer, and the proposed treatment of each parcel. Lot plans, showing proposed improvements, will be available at the meeting.

The recommended minimum disposition prices for these lots is the subject of another memorandum submitted to the Authority today.

It is recommended that the Authority adopt the attached resolution designating the abutting owners, as identified on the summary sheet and within the resolution, as redevelopers of Disposition Parcels X-32a, X-32b and X-46 respectively.

Attachments

CHARLESTOWN URBAN RENEWAL AREA R-55

December 19, 1968

SUMMARY SHEET, PARCELS X-32a, X-32b and X-46

<u>Parcel No.</u>	<u>Area</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
X-32a	870	Carlos M. & Alma Jaena	Fence and Landscape for use as a sideyard
X-32b	870	Thomas F. & Catherine B Fennell	Fence, Landscape, and pave for use as a sideyard and parking space.
X-46	2426	Edward Lyons Anne M. Lyons	Landscape for use as a side yard